



**12200 SOUTH STONY ISLAND AND
12260 SOUTH CARONDOLET
DEMOLITION
COMMUNITY MEETING**

July 16, 2024



MEETING AGENDA

- **WELCOME**
- **GENERAL CITY OF CHICAGO DEMOLITION PRESENTATION**
 - General Demolition Requirements
 - Environmental and Health Protections
- **12200 SOUTH STONY ISLAND**
 - City of Chicago Presentation
 - Demolition Contractor Presentation
- **12260 SOUTH CARONDOLET**
 - City of Chicago Presentation
 - Demolition Contractor Presentation
- **COMMUNITY COMMENTS & QUESTIONS**



MEETING OBJECTIVES

- Provide information about general demolition requirements from the Department of Buildings (DOB) and requirements from the Chicago Department of Public Health to **protect the community from potential environmental and health impacts**
- Provide site-specific details for the **partial demolition of two sites**
- Review the **process and method of demolition** for both sites
- Respond to questions or concerns **about the demolition process for both sites**



GENERAL DEMOLITION REQUIREMENTS AND PROCESS OVERVIEW

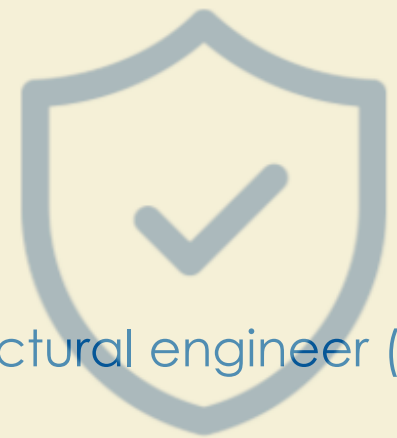


DEMOLITION REQUIREMENTS

THE CHICAGO DEPARTMENT OF BUILDINGS REQUIRES:

- Structural Condition Report *
- Safety and Operation Plan *
- Preliminary Inspection (pre-demo)
- Inspector onsite during demolition
- Final Inspection (post-demo)


* Stamped and signed or designed by an Illinois licensed architect or structural engineer (site operation plan may be prepared by the demolition contractor)



ENVIRONMENTALLY COMPLEX DEMOLITIONS




- **Designation created by CDPH** in response to community concerns about demolitions that present increased risk to environment and public health.
- Triggers **special process** to review potential impacts before work begins, notify community, and ensure appropriate protections are in place.

 **ENVIRONMENTALLY COMPLEX DEMOLITIONS**

Hundreds of demolitions are conducted across the City of Chicago each year. While most of these demolitions present minimal risk, a small number are considered **environmentally complex demolitions**. For this type of demolition, the Chicago Department of Public Health (CDPH) follows a special process to carefully review the demolition's potential impacts before any work begins. Then we make sure plans are in place to protect the environment and public health during the demolition.

- 1. UNDERSTANDING RISK**
When a CDPH demolition reviewer determines that a proposed demolition will occur on a **former industrial site or other potentially environmentally complex location**, CDPH contacts the applicant to learn more about the site. Based on the discussion, the City may request to schedule a pre-demolition inspection in addition to the required Department of Buildings (DOB) pre-demolition inspection.
- 2. PRE-DEMOLITION INSPECTION**
CDPH conducts a pre-demolition inspection to determine if the demolition is environmentally complex based on the **level of risk** it presents. Inspectors look for and document:
 - Asbestos, universal or hazardous waste
 - Underground storage tanks
 - Refrigerants
 - Remaining material or equipment from previous operations
 - Site's proximity to residents
 - Size of the structure(s) considered for demolition
 - Smoke stack heights and locations, if applicable
 - Any other environmental or public health threats that may be present
- 3. CONTROLLING RISK**
For environmentally complex demolitions, **CDPH works with the applicant on a demolition plan**, including a Dust Mitigation Plan and other measures that minimize impacts to the environment and public health. CDPH consults with the Illinois Environmental Protection Agency (IEPA) on plans as needed.
CDPH may **request corrections prior to the demolition**, including cleanup, sampling of residual manufacturing materials, removal of equipment or other measures that reduce the building to a clean, empty shell. Demolition plans are paused if any issues constitute Code violations. Sign-off of the demolition may be withheld until the corrections are made and verified by a follow-up inspection.
- 4. COMMUNITY NOTIFICATION**
If an environmentally complex demolition represents a heightened level of potential risk, CDPH works with the appropriate aldermen to provide notice to the surrounding community. When applicable, CDPH may hold a community meeting, email community organizations, distribute flyers and/or post demolition plans on its website. **The public may sign up for environmental news updates at [Chicago.gov/envcommunityinfo](https://www.chicago.gov/envcommunityinfo).**
- 5. DEMOLITION AND OVERSIGHT**
Following sign-off on the demolition plans, the demolition will take place, in accordance with the Department of Building's (DOB) demolition permit. As needed, a CDPH inspector may return to the site during the active demolition period to **make sure the demolition plans are being followed**.





ENVIRONMENTAL AND HEALTH PROTECTIONS

The company is required to:

- **Abate the Asbestos**
- Remove/dispose of **Hazardous Waste**
- **Inspect for Lead**
- **Recycle or Reuse at least 50%**
of uncontaminated construction and demolition debris





OVERSIGHT PLANS

- **Chicago Department of Buildings (DOB) and Chicago Department of Public Health (CDPH) *inspectors will be on site*** before any demolition to make sure all required controls are in place.
- DOB and CDPH inspectors ***will also be on site daily*** during any active demolition to observe.
- **DOB and CDPH have the authority to stop any work and correct issues as needed.**





12200 SOUTH STONY ISLAND



12200 SOUTH STONY ISLAND AVENUE SITE DEMOLITION

- **SITE ADDRESS:**
 - 12200 South Stony Island Avenue
- **PROPERTY OWNER:**
 - Kinder Morgan
- **DEMOLITION CONTRACTOR:**
 - Brandenburg Industrial Service Company
- **DECOMMISSIONING + DEMOLITION TIMEFRAME:**
 - August 2024, approximately 1-2 weeks (weather dependent)





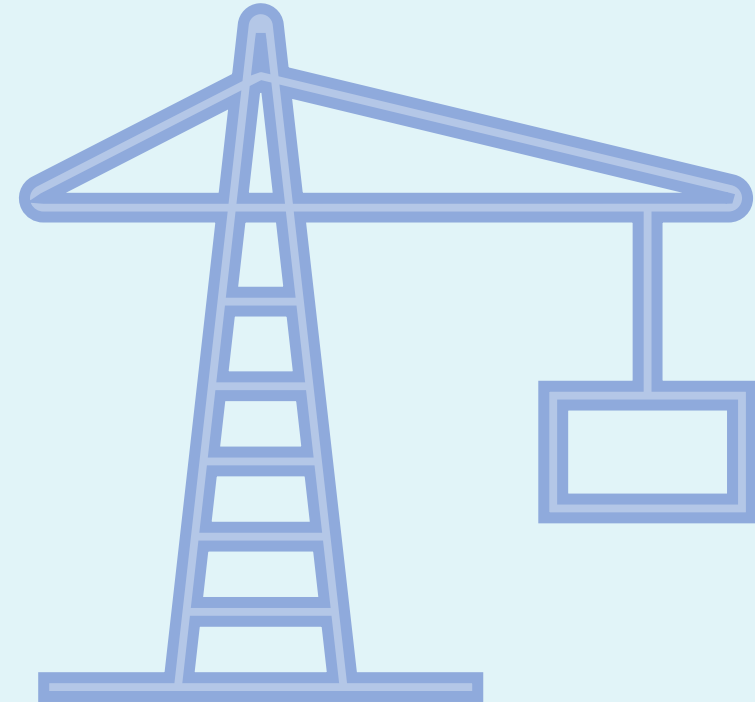
STRUCTURE TO BE DEMOLISHED





TECHNIQUE & PROCESS OF DEMOLITION

- The structure to be demolished includes a rear addition constructed of masonry and sheet metal. This structure is being removed to slab on grade. The structure is a complex demolition due to it being 13,750 sq ft.
- This is not a demolition by implosion (no explosives will be used).
- This will be a mechanical demolition using an excavator and there will be some hand wrecking.





SITE USE AND OCCUPANCY

- Kinder Morgan is the largest independent terminal operator with locations across North America.
- This specific site handles a variety of chemicals, and terminal services include loading and unloading services by vessel, barge, tank truck, and tank car, among other operations.
- This site is considered environmentally complex due to proximity to a waterway.



DUST CONTROL MEASURES

- **All dust will be controlled.**
- Three air monitoring devices will report data at 15-minute intervals to ensure air quality is safe per EPA requirements.



CONTRACTOR PRESENTATION: 12200 SOUTH STONY ISLAND



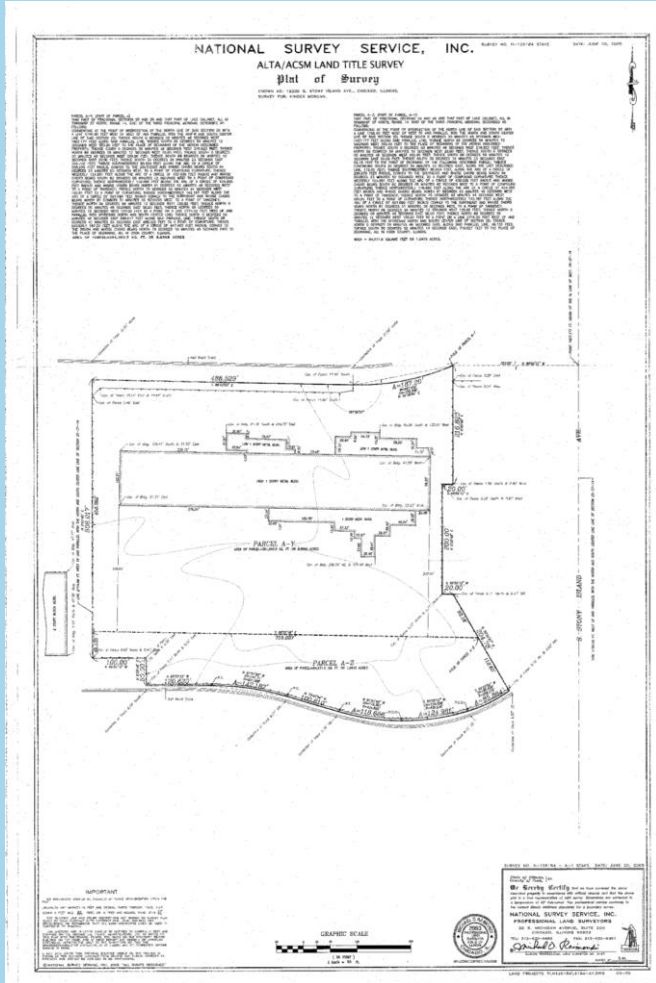
SITE OVERVIEW



	Existing Conditions	Proposed Redevelopment
Square Feet	~10,000	N/A (slab remaining for surface storage)
Year Built	~1970-1980	



CURRENT SITE PLAN





DEMOLITION PROCESS

- Controlled demolition of the existing structures via heavy machinery with hydraulic attachments and hand labor in certain areas.
- Process to take approximately 6-7 days to complete.
- No slab/foundation or soils removal will be performed.
- Three air monitoring devices will be on-site and will report data at 15-minute intervals to ensure air quality is safe per EPA requirements.
- THIS PROJECT WILL NOT USE IMPLOSION METHOD**



12260 SOUTH CARONDOLET



12260 SOUTH CARONDOLET AVENUE SITE DEMOLITION

- **SITE ADDRESS:**
 - 12260 South Carondolet Avenue
- **PROPERTY OWNER:**
 - PVS Chemicals
- **DEMOLITION CONTRACTOR:**
 - Brandenburg Industrial Service Company
- **DECOMMISSIONING + DEMOLITION TIMEFRAME:**
 - August 2024, approximately 2 weeks (weather dependent)





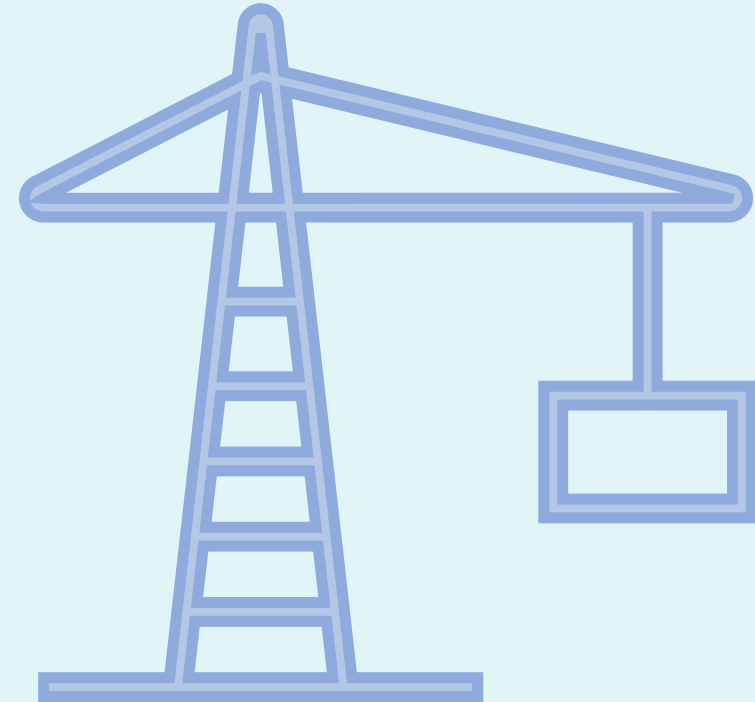
STRUCTURE TO BE DEMOLISHED





TECHNIQUE & PROCESS OF DEMOLITION

- The structure to be demolished is a two-story masonry building slab and partial foundation removal. The structure is a complex demolition due to it being less than one foot from the rail lines located on the property.
- This is not a demolition by implosion (no explosives will be used).
- This will be a mechanical demolition using an excavator with hydraulic attachments and there will be some hand wrecking.





SITE USE AND OCCUPANCY

- PVS Chemicals manufactures and distributes a variety of chemical products.
- This specific site is a manufacturing plant terminal.
- This site is considered environmentally complex due to proximity to the waterway.



DUST CONTROL MEASURES

- **All dust will be controlled.**
- Three air monitoring devices will report data at 15-minute intervals to ensure air quality is safe per EPA requirements.



CONTRACTOR PRESENTATION: 12260 SOUTH CARONDOLET



SITE OVERVIEW/PERMIT APPLICATION AND STRUCTURES



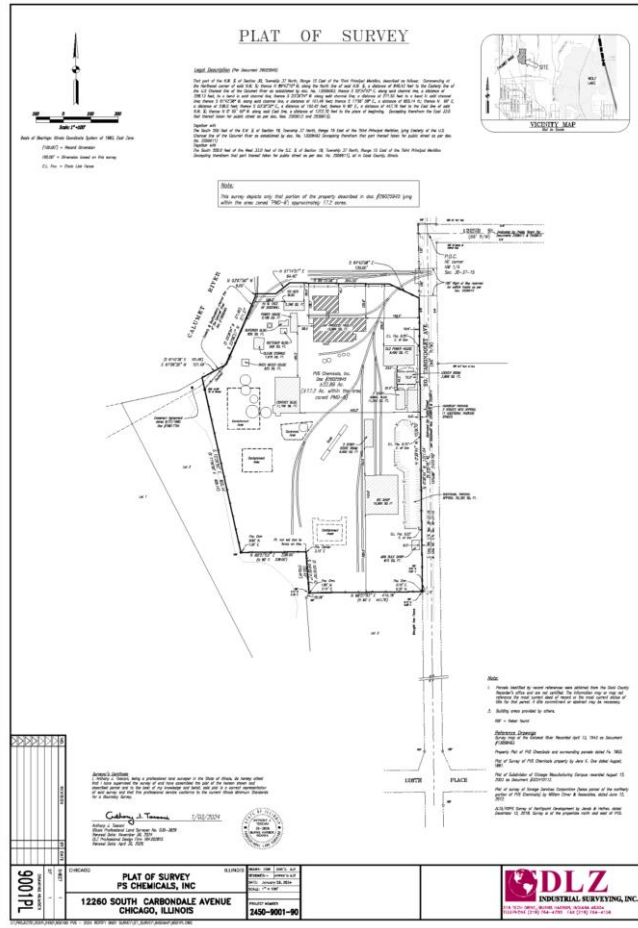
	Existing Conditions	Proposed Redevelopment
Square Feet	7,000	TBD
Year Built	Prior to 1970	

SITE OVERVIEW





CURRENT SITE PLAN





DEMOLITION PROCESS

- Controlled demolition of the existing structures via heavy machinery with hydraulic attachments and hand labor in certain areas.
- Process to take approximately 10 days to complete.
- Slab and partial foundation removal will be performed.
- Three air monitoring devices will be on-site and will report data at 15-minute intervals to ensure air quality is safe per EPA requirements.
- **THIS PROJECT WILL NOT USE A WRECKING BALL**
- **THIS PROJECT WILL NOT USE IMPLOSION METHOD**



COMMUNITY COMMENTS & QUESTIONS





ADDITIONAL RESOURCES

- To learn more about demolition permits in Chicago, visit **[CHICAGO.GOV/COMPLEXDEMOLITIONS](https://www.chicago.gov/complexdemolitions)**
- To learn more about asbestos and lead hazards in demolition and renovation projects, visit **[CHICAGO.GOV/ASBESTOSLEAD](https://www.chicago.gov/asbestoslead)**
- For the full additional environmental requirements, see **Section 11-4-2170 of the Chicago Municipal Code**
- **Any community concerns can be reported directly through 3-1-1.**

